

1958-1002

This Indenture,

Made the 11th day of April, in the year of our Lord
One Thousand Nine Hundred and Sixty

Between FLOYD BROWN, widower

residing at
in the Township of Brick County of Ocean
and State of New Jersey party of the first part;

And JOHN J. MOZART and BEVERLY MOZART, husband and wife,

residing at 151 John Street
in the Township of Brick, County of Ocean
and State of New Jersey party of the second part;

Witnesseth, That the said party of the first part, for and in consideration of - - - - -
- - - ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION - - - - -
lawful money of the United States of America, to him in hand well and truly paid by the said
party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is
hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented and
paid, has given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed and by
these presents do es give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said
party of the second part, and to their heirs
and assigns, forever,

All that certain
tract or parcel of land and premises, hereinafter particularly described, situate, lying and being
in the Township of Brick, County of Ocean
and State of New Jersey,

BEGINNING at the intersection passed by the intersection of the
southerly line of John Street with the easterly line of Sherwood Lane
and running thence (1) along the southerly line of John Street
north 76 degrees 05 minutes east, 82.00 feet to a point; thence (2)
south 13 degrees 55 minutes east, 92.41 feet to a point; thence (3)
south 75 degrees 42 minutes 40 seconds west, 82 feet plus to a monument
in the easterly line of Sherwood Lane; thence (4) along the same north
13 degrees 55 minutes west, 92.94 feet to the place of BEGINNING.

BEING known as Lot 1 in Block 1170-A-6 on plan (dated June 27, 1956)
of Laurel Acres, Brick Township, Ocean County, N. J. by H. O. Underhill.

INTENDED to be the same land and premises conveyed to Floyd Brown
and Matilda Brown, his wife, by John F. Tittel and Jessie M. Tittel,
his wife, et als, by deed dated August 6, 1956, and recorded in the
Ocean County Clerk's Office on August 16, 1956, in Book 1750 of Deeds
page 72.

The said Matilda Brown died a resident of the State of New Jersey
survived by her husband Floyd Brown.

Together with all and singular, the houses, buildings, trees, ways, waters, profits, privileges, and appurtenances, with the appurtenances to the same belonging or in anywise appertaining.

Also, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof,

To Have and to Hold all and singular, the above described land and premises, with the appurtenances, unto the said party of the second part, their heirs and assigns, to the only proper heirs and assigns forever: their heirs and assigns forever:

And the said FLOYD BROWN, widower,

do hereby covenant and agree to and with the said party of the second part, their heirs and assigns, that he, FLOYD BROWN, widower, is

the lawful and right owner of all and singular the above described land and premises, and of every part and parcel thereof, with the appurtenances thereunto belonging; and that the said land and premises, or any part thereof, at the time of the sealing and delivery of these presents, are not encumbered by any mortgage, judgment, or limitation, or by any encumbrance whatsoever, by which the title of the said party of the second part, hereby made or intended to be made, for the above described land and premises, can or may be changed, charged, altered or defeated in any way whatsoever:

And Also that the said party of the first part now has good right, full power and lawful authority, to grant, bargain, sell and convey the said land and premises in manner aforesaid:

And Also, that FLOYD BROWN, widower,

Warrant, secure, and forever defend the said land and premises unto the said JOHN J. MOZART and BEVERLY MOZART, husband and wife, their

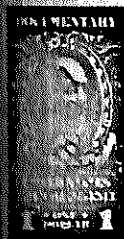
heirs and assigns; forever, against the lawful claims and demands of all and every person or persons, and clearly freed and discharged of and from all manner of encumbrance whatsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Witness and Delivered in the presence of

William Klatsky

Floyd Brown (L.S.)
Floyd Brown



who, I am satisfied, is the grantor mentioned in the within Instrument, to whom I first made known the contents thereof, and thereupon he acknowledged that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and purposes therein expressed.

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FLOYD BROWN, widower,

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JOHN J. MOZART and
BEVERLY MOZART,
husband and wife,

April 11, 1960

Received in the
the County of
on the day of
at o'clock, in the
Recorded in Book
said County, on page

~~Record and Return to:
KENTSKY & KLATSKY
COUNSELLORS AT LAW~~

Photostated
Micro-film
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Abstracted